



NOTICE OF APPLICATION AND PROPOSED DETERMINATION OF NON-SIGNIFICANCE (DNS)

A Master Application has been filed and accepted with the Department of Community & Economic Development (CED) – Planning Division of the City of Renton. The following briefly describes the application and the necessary Public Approvals.

DATE OF NOTICE OF APPLICATION: March 15, 2016

LAND USE NUMBER: LUA15-000745, ECF, SHPL-A, SA-A, R

PROJECT NAME: 168 Development Short Plat

PROJECT DESCRIPTION: The applicant is requesting approval of a rezone, SEPA Environmental Review, 4-lot short plat, site plan review, and two street modifications. The site is roughly 32,681 square foot (0.75 acres) and would be for the future development of three (3) new multi-family town houses. The existing single-family home would be retained in-place along 108th Ave SE. The site is located at 16826 108th Ave SE (APN’s 2923059038 and 8637100440) within the Residential-14 (R-14) and Residential-10 (R-10) zoning districts. The requested rezone of the 3,571 SF lot would rezone the parcel from R-10 to R-14. The proposed residential lots range in size from 4,125 SF to 9,269 SF in area with an average lot size of 6,180 SF. The site would also contain a common area tract that is 1,141 SF and a shared driveway tract that is 5,060 SF. The residential density is 11.7 dwelling units per net acre. Access to the site would be from a single shared driveway access along the south property line from 108th Ave SE. The applicant is also requesting a modification from street improvements to retain the existing half-street frontage improvements along 108th Ave SE and a road modification to allow a shared driveway in excess of 200 feet. The applicant has submitted an Arborist Report, Geotechnical Engineering Study and a Preliminary Technical Information Report with the application.

PROJECT LOCATION: 16826 108th Ave SE, Renton, WA 98055

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS): As the Lead Agency, the City of Renton has determined that significant environmental impacts are unlikely to result from the proposed project. Therefore, as permitted under the RCW 43.21C.110, the City of Renton is using the Optional DNS process to give notice that a DNS is likely to be issued. Comment periods for the project and the proposed DNS are integrated into a single comment period. There will be no comment period following the issuance of the Threshold Determination of Non-Significance (DNS). This may be the only opportunity to comment on the environmental impacts of the proposal. A 14-day appeal period will follow the issuance of the DNS.

PERMIT APPLICATION DATE: October 9, 2015

NOTICE OF COMPLETE APPLICATION: March 15, 2016

PROJECT CONTACT PERSON: Steve Wu / 8822 NE 128th St / Bothell, WA 98011
wu868good@outlook.com / 206-795-5674

Permits/Review Requested: Rezone, Environmental (SEPA) Review, Site Plan Administrative, Short Plat

Other Permits which may be required: Building Permit, Construction Permit

Requested Studies: Arborist Report, Geotechnical Engineering Study, Preliminary Technical Information Report

If you would like to be made a party of record to receive further information on this proposed project, complete this form and return to: City of Renton, CED – Planning Division, 1055 So. Grady Way, Renton, WA 98057.

Name/File No.: 168 Development Short Plat/LUA15-000745, ECF, SHPL-A, SA-A, R

NAME: _____

MAILING ADDRESS: _____ CITY/STATE/ZIP: _____

TELEPHONE NO.: _____

Location where application may be reviewed:	Department of Community & Economic Development (CED) – Planning Division, Sixth Floor Renton City Hall, 1055 South Grady Way, Renton, WA 98057
PUBLIC HEARING:	Public hearing is tentatively scheduled for May 17, 2016 before the Renton Hearing Examiner in Renton Council Chambers at 11:00 am on the 7th floor of Renton City Hall located at 1055 South Grady Way.
CONSISTENCY OVERVIEW: Zoning/Land Use:	The subject site is designated Residential High Density (RHD) on the City of Renton Comprehensive Land Use Map and Residential-14 (R-14) and Residential-10 (R-10) on the City’s Zoning Map.
Environmental Documents that Evaluate the Proposed Project:	Environmental (SEPA) Checklist
Development Regulations Used For Project Mitigation:	The project will be subject to the City’s SEPA ordinance, RMC 4-2-110A, 4-3-050, 4-4, 4-6-060, 4-7, 4-9 and other applicable codes and regulations as appropriate.
Proposed Mitigation Measures:	None are recommended at this time.

Comments on the above application must be submitted in writing to Clark H. Close, Senior Planner, CED – Planning Division, 1055 South Grady Way, Renton, WA 98057, by 5:00 PM on March 29, 2016. This matter is also tentatively scheduled for a public hearing on May 17, 2016, at 11:00 am, Council Chambers, Seventh Floor, Renton City Hall, 1055 South Grady Way, Renton. If you are interested in attending the hearing, please contact the Planning Division to ensure that the hearing has not been rescheduled at (425) 430-6578. Following the issuance of the SEPA Determination, you may still appear at the hearing and present your comments regarding the proposal before the Hearing Examiner. If you have questions about this proposal, or wish to be made a party of record and receive additional information by mail, please contact the project manager. Anyone who submits written comments will automatically become a party of record and will be notified of any decision on this project.

CONTACT PERSON: Clark H. Close, Senior Planner; Tel: (425) 430-7289;
Email: cclose@rentonwa.gov

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION

